

Amend Section 1 of C.B. 116776 to eliminate the Future Land Use Map (FLUM) amendment changing the designation of an area generally located north of N.W. Market Street between 24th Avenue N.W. and 30th Avenue N.W. from Industrial to Commercial / Mixed Use and strike the associated attachment. Amendments are underlined or shown in ~~((striketrough))~~.

A variety of factors militate against this proposed FLUM amendment.

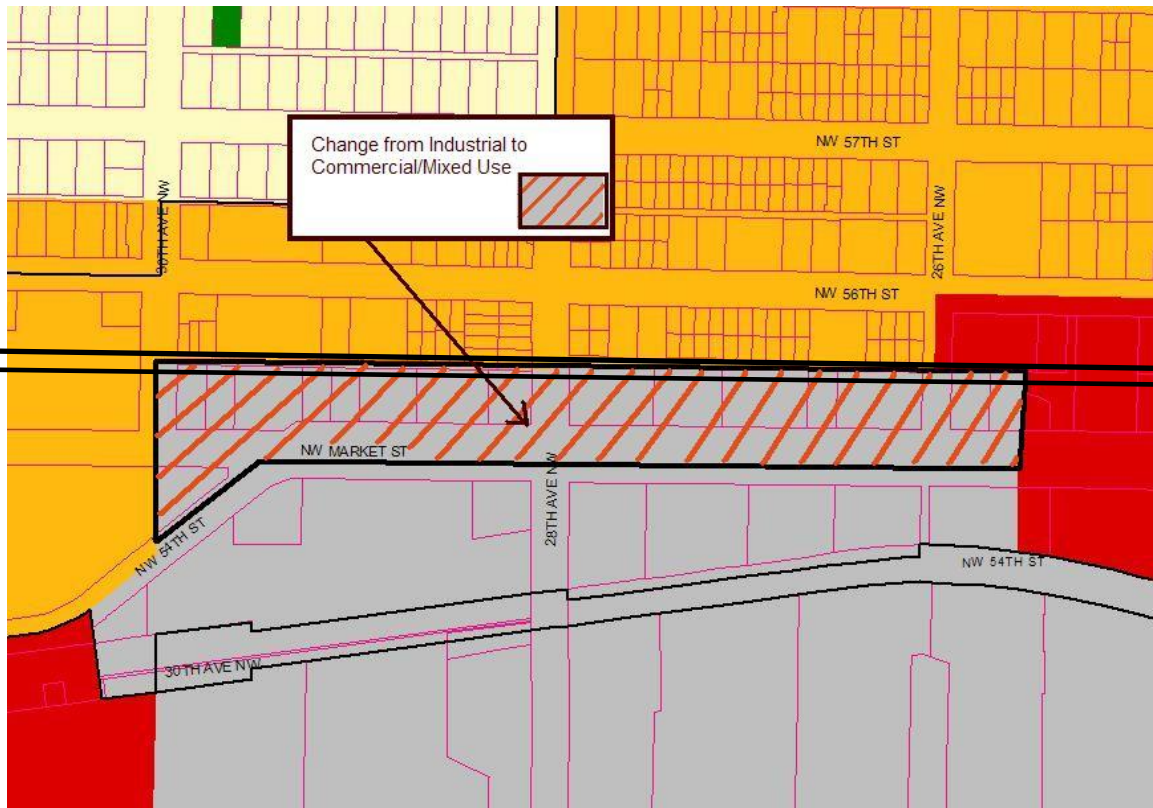
1. Conflict of Uses – The proposed FLUM will enable a rezone to a Neighborhood Commercial zone designation, which allows residential uses in mixed use buildings. The area south of the proposed FLUM amendment area is in active industrial use and supports many water dependent businesses that are part of Seattle’s maritime industrial cluster. Operation of these businesses can be noisy and accompanied by bright lights and other negative externalities that are not compatible with nearby residential uses. Future development of the FLUM amendment area with residential uses will inevitably lead to use conflicts that could endanger the viability of existing industrial businesses.
2. Potential Job Growth - As a Hub Urban Village, Ballard has both jobs and housing targets. The 2009 Urban Center Urban Village Growth Report indicates that with finaled permits, the Ballard HUV is at 134% of its 2004-2024 residential growth target. With all pipelined projects, Ballard is at 204% of its residential growth target. However, according to 2007 data, 660 jobs have been added to the Ballard HUV. This represents only 89% of its 2004-2024 employment growth target.

Section 1. The Seattle Comprehensive Plan, as last amended by Ordinance 122832, is amended as follows:

~~((P. Amend the Future Land Use Map to designate land in the Ballard hub urban village as Commercial/Mixed Use Area as shown on Attachment E.))~~

((Attachment L

Excerpt from the Future Land Use Map



~~Attachment L – Ballard Urban Village FLUM Change.))~~